CLASS E PREMISES WITH EXISTING COMMERCIAL EXTRACTION
801 SQ. FT. (74.42 SQ M)
NEW LEASE – NO PREMIUM

TO LET
Location:
The property is located on a local retail parade and affluent residential street in the heart of West Kensington. It is close to its junction with North End Road (B317), a busy through route linking Hammersmith and Fulham Broadway, boosting its visibility from the main high street. It is well-served by major transport routes, including the A4, and is a 2-minute walk (0.1 miles) from West Kensington Underground (District Lines). The Queens Tennis Club is a short walk away; other popular national operators nearby include Best Mangal, Costa Coffee, Tesco, Little Waitrose, and William Hill which increases overall footfall in the area.

Description:
The subject unit forms part of a mixed-use terraced building and is arranged over ground and basement levels with two-door access from Charleville Road. Previously used as a restaurant, it benefits from male and female customer WCs, a small rear yard for storage purposes and an existing commercial extraction which discharges at the rear. The former kitchen is positioned in the basement and is fitted to a gas supply.

Accommodation Schedule:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Net Internal Floor Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground</td>
<td>395 sq. ft. / 36.70 sq. m</td>
</tr>
<tr>
<td>Basement</td>
<td>406 sq. ft. / 37.72 sq. m</td>
</tr>
<tr>
<td>Total</td>
<td>801 sq. ft. / 74.42 sq. m</td>
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</tbody>
</table>

User:
We believe the premises fall under Class E of The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Rateable Value:
We are advised by the VOA website that the property has a Rateable Value of, £11,750; however, interested parties should make their own enquiries of the rates payable.

EPC:
The property has an EPC rating of C (70). A copy of the EPC is available upon request.

Legal Fees:
Each party to bear its own legal costs.

VAT:
Not applicable.

Terms:
A new effective full repairing and insuring lease, for a term to be agreed, subject to upward-only rent reviews every 5th year.

Rent:
£28,000 per annum, exclusive of other outgoings.

Anti-Money Laundering:
In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

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Internal Photos: